

HISTORIC AREA COMMISSION

New Castle Town Hall
2nd and Delaware Streets
July 16, 2009

Present: Sally Monigle, Chairman
Doug Heckrotte
Bill Hentkowski
Robin Hegvik
David Bird

City Personnel: Jeff Bergstrom, Building Inspector

Mrs. Monigle called the meeting to order at 5:10 p.m. Roll call followed.

OLD APPLICATIONS:

N. Bustamante, 315-317 Harmony Street

Returning with additional plans for addition.

Discussion: Mr. Gary Havertine, architect for the applicant, presented on behalf of Ms. Bustamante. The applicant has not yet settled on the house so cannot provide any update on what is behind the current siding, corner boards, windows and doors. In order to expand the volume of the building the applicant may need to go before the Board of Adjustment. When Mr. Bergstrom receives the drawing/survey he will discuss with the City Solicitor about determining what is non-conforming. Framing with stucco as a finish is planned for the addition. Wood siding was discussed at last month's meeting but the applicant prefers using stucco. Mr. Heckrotte offered that additions are usually of similar or less permanent material. (*Discussion followed about head room in the bedroom.*) Mr. Bird inquired about the reason for moving the original window on the street side. Mr. Havertine said the revised floor plan now shows it as a closet. They want to add a wider stairway on the other side.

Ms. Monigle asked about leaving the exterior of the window so they don't remove the appearance of the exterior window from the outside and enclose from the inside. (*Discussion followed.*) Mr. Heckrotte suggested using shutters on the exterior and closing same. The preference is to not remove the original window and enclose it from the inside. On the alley side a window would need to be removed to allow for the wider stairway. There is no side yard on the alley side. Trim on the front door was addressed. Mr. Havertine said the previous owner appears to have removed nearly all the trim and installed tiles. When they remove what is currently there a treatment will be needed. Various options were noted but the final treatment will be presented to this board. Mr. Heckrotte suggested looking at resource materials (19th century working-man houses) that provide trim and door suggestions. The house was gutted and there does not appear to be any original interior doors. It is unknown if there is any termite damage but there is some water damage. Mr. Havertine asked for clarification about whether the windows must be true-divided light in the addition area. Windows must be wood and true-divided light. Mr. Heckrotte is not content with stucco on the addition versus wood. Mr. Bird offered there have been other

additions in town that used stucco and he is more acceptable to it. Part of the motion for partial demolition at last month's meeting stated when the siding is removed they will discover the size of the original windows in the original house. Mr. Havertine said that the openings are there now and they are an odd size. *(Discussion followed.)* Ms. Monigle stated that using wood versus stucco gives more continuity. The HAC is not pleased with the trim around the doors, missing window on the street side, the panel shutters, two-over-two windows on the drawing on the front where we know there are two-over-four windows in the front attic windows now, if changing the front doors then four-panel doors are preferable otherwise what is currently there is fine, no foundation line for the new building, the barge boards appear too wide, and no overhang on the eave. The issue of wood versus stucco was deferred until later. They are content with extending the roof line. The applicant is considering re-roofing the building and was advised to refer to the litany. The intent is to leave the existing siding and restore it.

Action: Mr. Heckrotte made a motion to vote on the application as submitted with the proviso that we are approving the project in concept again, have looked at the drawings and HAC requests the missing window be put back in on the street side but will not dispute the removal of the window on the alley side, request further research for trim around the front doors and eventually want to see catalog cuts of the shutters and new windows if they are being done, there is a strong feeling among HAC members for wood siding on the rear but this will be deferred at this time and HAC is in favor of the increased volume for the rear addition. *(Roof lines were questioned; the submitted drawing does not look like what is planned. Mr. Havertine addressed the question using the drawing. Lengthy discussion followed.)* Mr. Bird seconded the motion.

Disposition: Approved by unanimous vote.

NEW APPLICATIONS:

A. Boland, 122-24 Delaware Street

Improvements: Install four (4) jalousie windows on roof in rear.

Discussion: There are three (3) elements of the application. The first deals with paint but this group does not issue any directives on paint. The second deals with windows that have been discussed previously. Specifically he wants to replicate the appearance of the windows on the Delaware Street side. Mr. Hentkowski had provided some guidance on where the applicant can go to procure the type of windows. HAC does not make manufacturer recommendations. Ms. Monigle advised they do prefer the true-divided light window. *(Discussion about the measurement of the window size followed. Mr. Hentkowski will revisit the site to provide an updated measurement to this body.)* HAC would want the windows to be painted, not stained. *(Brief discussion about paint color for the structure followed.)* The final part of the application addresses jalousie windows. Clarification was requested. Mr. Boland wants to install a wood frame to grow ivy to make it more aesthetically pleasing. HAC members suggested he look into whether a pergola

arbor is something he might be interested in building rather than the wood frame. He expanded on the project and will attempt to provide a better drawing for HAC. He touched on a platform that is presently in a temporary form. This item was not shown on the application and will be continued until a later meeting.

Action: Regarding Item 2, Mr. Heckrotte made a motion to vote on the application as submitted, with the proviso that the windows be true-divided light and that the applicant and Mr. Hentkowski look at the dimensions once again and to ensure they are correct. Mr. Hentkowski seconded the motion.

Disposition: Approved by unanimous vote.

Action: Item 1 concerns paint which this body does not rule on.

Action: Item 3 deals with the pergola arbor, including the rearrangement of the eave so it all looks square. Mr. Heckrotte made a motion to vote on the application as submitted with the proviso that the applicant provide a better drawing indicating what he would like to do. He is permitted to square up the back edge. The drawing needs to show the shape of what the rafters are and we will approve that design when it is presented to us. This approval is in concept. Mr. Bird seconded the motion. *(Mr. Hentkowski questioned whether staining the trim is included on the permit; it is not noted on the application. Mr. Heckrotte said that painting is to be in accordance with the litany.)*

Disposition: Approved by unanimous vote.

E. Mayhew, New Castle Presbyterian Church, 20 The Strand

Improvements: (The Manse) Pointing of brick exterior walls. (The Manse) Stucco repair on the back side to address a large crack. Repair cornice above north entrance.

Discussion: Mr. Mayhew informed that Gary Rullo, contractor, would like to begin the work on Monday (7/20/09) and had put another sample up to be looked at. Members of HAC have looked at the sample. Mr. Heckrotte suggested making one more round of sampling. The aggregate on the old building is very coarse. Ms. Monigle is also concerned with the aggregate; it needs to be more coarse. The color is not of major concern. Regarding the chimney repair, the cap needs to be replaced.

Action: Concerning the Manse, Mr. Heckrotte made a motion to vote on the application as submitted with the proviso that there be one (1) more pass at a match to try and get a good match and with a courser aggregate. Mr. Bird seconded the motion.

Disposition: Approved by unanimous vote.

Discussion: Mr. Mayhew stated the paint is peeling above the cornice at the north entrance. Mr. Heckrotte suggested the possibility of broken shingles adjacent to the peeling problem to remediate a leakage issue.

Action: Mr. Heckrotte made a motion to vote on the application as submitted for the cornice repair with the suggestion that they look for a roof leak above.

Disposition: Approved by unanimous vote.

E. Mayhew, New Castle Presbyterian Church, 25 E. Second Street

Improvements: Repair/replacement of existing steeple rod and ball. Replace approximately 20 broken or missing shingles using shingles from the original manufacturer.

Discussion: Using a photo Mr. Mayhew showed members the wind damage to the steeple rod. The stub cannot be removed from the top or inside the steeple so a sleeve will be manufactured to go over the rod with a new copper ball because the former one was bent. The rod will extend the same distance and the appearance will remain the same. Concerning the shingles, no discussion was generated.

Action: Mr. Heckrotte made a motion to vote on the application as submitted. Mr. Bird seconded the motion.

Disposition: Approved by unanimous vote.

P. Ramone, 170 E. 3rd Street

Improvement: Install shed (8' X 10') in back yard.

Discussion: The shed will be placed on skids and not bolted down. Concerning landscaping they would like to put in a terrace using large flat stones or slate for steps that start from the sidewalk.

Action: Mr. Bird made a motion to vote on the application as submitted. Ms. Hegvik seconded the motion.

Disposition: Approved by unanimous vote.

T. Wilson, 230 E. 2nd Street

Improvement: Air conditioner condenser placement approval.

Action: Ms. Hegvik made a motion to approve the application as submitted. Mr. Bird seconded the motion.

Disposition: Approved by unanimous vote.

S. Watts, 60 W. 3rd Street

Improvement: Repair cedar shakes on exterior walls in kind and repair window frames.

Action: Mr. Heckrotte made a motion to vote on the application as submitted. Mr. Bird seconded the motion.

Disposition: Approved by unanimous vote.

J. Brennan, 133 E. 2nd Street

Improvement: Replace rake boards and window sill damaged in storm.

Action: Mr. Heckrotte made a motion to vote on the application as submitted. Mr. Bird seconded the motion.

Disposition: Approved by unanimous vote.

Historic Village Quilts, 116 Delaware Street

Improvement: Sign approval.

Discussion: HAC did not have this application prior to installation of the sign. The application indicates it is a wooden sign.

Action: Mr. Heckrotte made a motion to vote on the application as submitted with the proviso that someone from HAC check on the sign to ensure it is made of wood. If is not wood it must be removed. Mr. Bird seconded the motion.

Disposition: Approved by unanimous vote.

B. Poskitt, 17 The Strand

Improvement: Exterior trim, window sills and some actual windows will be replaced due to rot. Windows are on first floor at rear of house. Windows replacement will be in kind.

Action: Mr. Heckrotte made a motion to vote on the application as submitted with a strong recommendation that they use a tropical hardwood such as cedar and not poplar on the exterior of the house. *(Mr. Heckrotte clarified his motion stating that poplar on barns does well but poplar trim painted on houses does poorly because it can't dry well.)* Mr. Bird seconded the motion.

Disposition: Approved by unanimous vote.

J. Selvaggi, 110 E. 4th Street

Action: Withdrawn until a later meeting.

D. Fanelli, 427 South Street

Improvement: Install brick patio at rear of house.

Action: Mr. Heckrotte made a motion to vote on the application as submitted.

Disposition: Approved by unanimous vote.

E. Johnson, 27 W. 5th Street

Improvement: Build parking pads in rear yard using crush and run or stone.

Discussion: In the absence of a site plan, Mr. Heckrotte questioned if the crush and run is against the concrete block garages or is there some plantings to soften the appearance. He would like to see a 5' wide planting bed between the parking spaces and concrete block garages. There is ample room to incorporate a planting bed.

Action: Mr. Heckrotte made a motion to vote on the application as submitted with the requirement that the new parking area be at least 5' away from the existing concrete block garages and that planting be maintained between the parking pad and the concrete garages. Mr. Bird seconded the motion.

Disposition: Approved by unanimous vote.

CONSULTATION

Kevin and Gail Wade, 137 E. 3rd Street

Mrs. Wade informed that their home is being painted and their painter noted that the louver shutters on the second and third floor are rotten. They plan to refurbish the first floor panel shutters with the same type shutter. They want the new shutters to be painted with the house and want to make sure they order the proper shutter. The shutters with the louvers that are being removed are not original. They also plan on replacing the front door, but will keep the hardware. The shutters must be the correct size for the window and the meeting rail has to be lower than the meeting rail on the

window. This means that there are fewer louvers on the bottom half than the top half. (*Measurements for the shutters were discussed at length.*) The door will be looked at to make sure the replacement (6 panel vs. 4 panel) is correct. This matter is on the August agenda and will be addressed then.

EMERGENCY REPAIRS:

J. Davison, 27 The Strand

Repairs: Replace rear flat roof with EPDM roofing.

Action: Mr. Heckrotte made a motion to approve the application as submitted.

Mr. Bird seconded the motion.

Disposition: Approved by unanimous vote.

OLD BUSINESS

Approval of Minutes (May & June 2009)

Mr. Bird made a motion to approve the minutes of 5/21/09. Ms. Hegvik seconded the motion which was approved unanimously.

Mr. Heckrotte made a motion to approve the minutes of 6/18/09. Ms. Hegvik seconded the motion which was approved unanimously.

Adjournment

The meeting was adjourned at 7:25 p.m.

Respectfully submitted,

Debbie Turner
Stenographer

